



Helping *you* move



188 Liverpool Road, Whitchurch, SY13 1UT

Offers in the Region of
£225,000

Offered for sale with no upward chain, this four bedroom town house offers good size accommodation set over three floors and has the added benefit of two parking spaces and a well maintained garden to the rear.

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Overview

- Four Bedroom Town House
- Quiet Residential Location
- No Upward Chain
- Good Size Accommodation
- Master En Suite and Family Bathroom
- Two Parking Spaces
- Well Maintained Rear Garden
- Within Walking Distance of Town Centre and Local Schools
- EPC C
- Council Tax Band C



Located in a peaceful residential area yet just a short walk from the town centre and local schools, this four bedroom town house offers ample living space set over three floors and is offered for sale with no upward chain. The welcoming entrance hall leads to a convenient cloakroom and a bright, airy kitchen/diner featuring a charming bay window. The spacious lounge, with French doors opening onto the rear garden, provides an ideal space for family gatherings and entertaining. Upstairs, the first floor is home to three bedrooms, including two doubles and one single. One of the double bedrooms benefits from built-in wardrobes, offering ample storage space and there is also a Family Bathroom. The top floor is dedicated to the master bedroom, a generous retreat with built-in wardrobes and an en suite shower room. To the rear of the property, you'll find two allocated parking spaces and a well-maintained, enclosed garden. The rear garden features a neat lawn, paved patio, and gravel borders, offering a peaceful outdoor space to enjoy the sunshine or entertain guests.

LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



Your **Local** Property Experts
01948 667272



TENURE

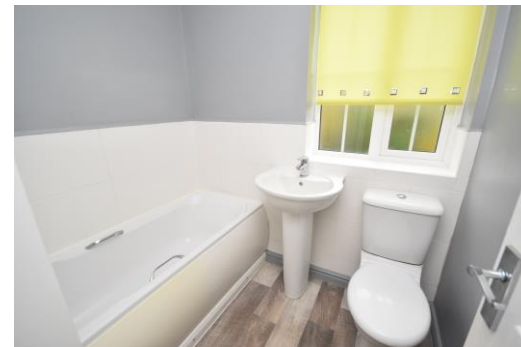
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band c. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From the town centre proceed into Mill Street/Rosemary Lane and at Highgate corner travel into Liverpool Road, continue on and the property can be found on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

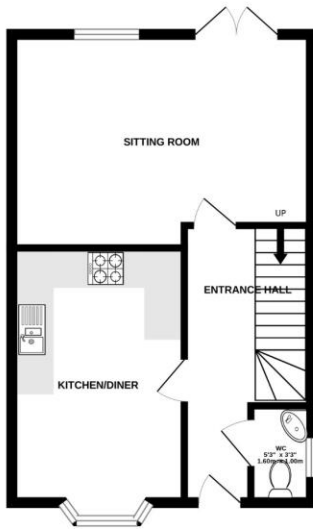
For Sale by Private Treaty.

AML REGULATIONS

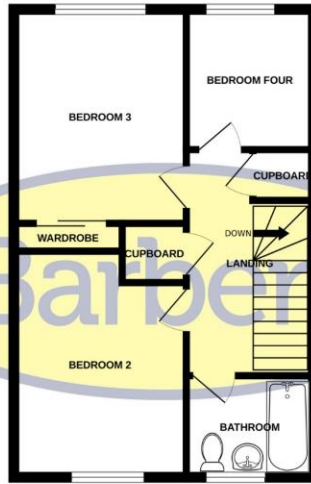
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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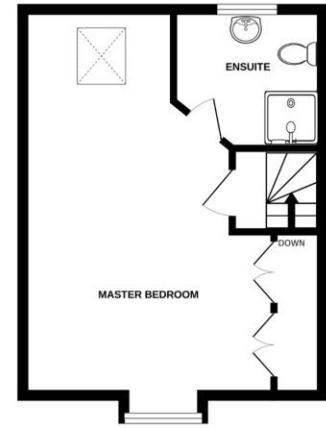
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

LOUNGE

16' 2" x 11' 5" (4.93m x 3.48m)

KITCHEN/DINER

15' 6" x 9' 2" (4.72m x 2.79m) max

BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.9m)

BEDROOM THREE

11' 3" x 9' 5" (3.43m x 2.87m)

BEDROOM FOUR

6' 4" x 7' 5" (1.93m x 2.26m)

FAMILY BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

MASTER BEDROOM

20' 9" x 12' 7" (6.32m x 3.84m)

EN SUITE

8' 2" x 7' 8" (2.49m x 2.34m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.